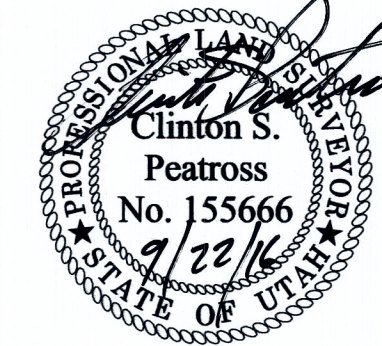


POSITION OF THE NORTH 1/4 CORNER OF SECTION 26 TAKEN FROM RECORD OF SURVEY #1401

LINE	BEARING	DISTANCE
L-1	S 36°00'00" W	240.00'
L-2	WEST	110.00'
L-3	S 68°00'00" W	55.00'
L-4	S 10°00'00" E	100.00'
L-5	S 81°00'00" W	120.00'
L-6	N 49°00'00" W	105.00'
L-7	N 28°00'00" W	185.00'
L-8	S 88°00'00" W	100.00'
L-9	S 26°00'00" W	137.80'
L-10	S 89°00'00" W	174.13'
L-11	N 31°00'00" W	135.00'
L-12	N 71°00'00" W	200.00'
L-13	N 12°00'00" W	385.00'
L-14	N 15°00'00" E	140.00'
L-15	N 64°00'00" W	140.00'
L-16	N 23°00'00" W	90.00'
L-17	N 86°00'00" E	90.00'
L-18	N 61°00'00" E	90.00'
L-19	N 25°00'00" E	130.00'
L-20	S 62°00'00" E	130.00'
L-21	N 75°00'00" E	95.00'
L-22	S 85°00'00" E	200.00'
L-23	S 71°00'00" E	160.00'
L-24	N 80°00'00" E	245.00'
L-25	N 47°00'00" E	75.00'
L-26	N 13°00'00" E	180.00'
L-27	S 56°00'00" E	320.00'
L-28	N 69°00'00" W	115.00'
L-29	N 9°00'00" W	85.00'
L-30	N 40°00'00" W	85.00'

Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-738-1181 for information prior to a purchase of a lot or construction of a building in this subdivision.



RECORD OF SURVEY AND  
MINOR SUBDIVISION FOR  
**LEON ROSS**  
TO BE KNOWN AS  
**TERI'S COVE**  
**MINOR SUBDIVISION**  
**PHASE I**  
LOCATED IN SECTIONS 25 AND 26  
TOWNSHIP 1 SOUTH, RANGE 8 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Leon and Tera Lee Ross, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

PROPERTY DESCRIPTION  
PARCEL #1

TOWNSHIP 1 SOUTH, RANGE 8 WEST, UINTAH SPECIAL BASE AND MERIDIAN, SECTIONS 25 AND 26  
PORTION IN SECTION 25

Beginning at the Northwest Corner of Section 25; thence South 89°52'18" East 1311.26 feet along the North section line to the Northeast Corner of the West Half of the Northwest Quarter; thence South 0°02'24" West 1049.21 feet along the East line of said W1/2 of said NW1/4; thence North 77°00'00" West 1345.45 feet to a point on the West section line; thence North 0°02'27" East 749.49 feet along said West section line to the point of beginning, containing 27.072 acres.

PORTION IN SECTION 26

Beginning at the Northeast Corner of Section 26; thence South 0°02'27" West 749.49 feet along the East section line; thence North 77°00'00" West 160.01 feet; thence South 13°00'00" West 960.93 feet; thence South 17°03'23" West 696.07 feet; thence South 13°00'00" East 378.61 feet to a point on the South line of the East Half of the Northeast Quarter; thence North 89°22'56" West 831.18 feet along said South line to the Southwest Corner of said E1/2 of said NE1/4; thence North 81°00'09" West 480.13 feet (deeds = North 81°30'28" West); thence North 15°18'41" East 315.32 feet (deeds = North 14°48'32" East); thence North 14°07'46" West 98.23 feet (deeds = North 14°38'05" West); thence North 32°33'52" West 155.32 feet (deeds = North 33°04'11" West); thence North 58°55'13" West 98.62 feet (deeds = North 59°25'32" West); thence North 8°27'21" East 693.71 feet (deeds = North 7°57'02" East 693.76 feet) to a point on the North line of the Southwest Quarter of said NE1/4; thence South 89°37'09" East 482.95 feet along said North line to the Northeast Corner of said SW1/4 of said NE1/4; thence North 0°05'00" East 1339.24 feet along the West line of the East Half of said NE1/4 to the Northwest Corner of said E1/2 of said NE1/4; thence South 89°51'25" East 1318.85 feet along the North section line to the point of beginning, containing 78.658 acres. 105.730 total acres.

OWNER'S ACKNOWLEDGEMENT

Know all men by these presents: that we the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

MAX LEON ROSS, TRUSTEE of the ROSS FAMILY TRUST, DATED 13TH DAY OF OCTOBER, 2004  
TERA LEE S. ROSS, TRUSTEE of the ROSS FAMILY TRUST, DATED 13TH DAY OF OCTOBER, 2004

ACKNOWLEDGEMENT

State of \_\_\_\_\_ } s.s.  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, MAX LEON ROSS and TERA LEE S. ROSS, TRUSTEES of the ROSS FAMILY TRUST, DATED 13TH DAY OF OCTOBER, 2004, signers of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. \_\_\_\_\_ Notary Public

NARRATIVE

PURPOSE OF SURVEY: Perform a property survey, and then prepare a Record of Survey and Minor Subdivision plat. BASIS OF BEARING: North 0°02'27" East from the 1/4 Corner of Sections 25 and 26 to the Corner of Sections 23, 24, 25, and 26. SURVEY FINDINGS: As shown on the plat. NOTE: This survey was performed at the request of Leon Ross. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah } s.s.  
County of Duchesne Entry Number \_\_\_\_\_

Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_

day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_ Book \_\_\_\_\_ Page(s) \_\_\_\_\_

Fee: \_\_\_\_\_ Shelley Brennan Duchesne County Recorder

PREPARED BY  
**PEATROSS LAND SURVEYS**  
PROFESSIONAL LAND SURVEYOR  
829 EAST 380 NORTH  
HEBER CITY UTAH, 84032

CELL: (435)724-4386  
email: cspeatross@ubtnet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 8/4/2016	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: LEON ROSS JOB# 1251	

County Surveyor's File # 3394